



**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**

July 12, 2021

Via Emailed PDF

Martin P. Sullivan
Sullivan & Barros, LLP
msullivan@sullivanbarros.com

Re: Determination Letter for 2600 4th Street, NE (Square 3551, Lot 1)

Dear Mr. Sullivan:

This letter provides a determination on certain questions proposed by you as part of a proposed record lot subdivision dividing one existing corner record lot into two separate record lots, of which "Lot B" wraps around "Lot A" [see attached plan] followed by construction of one flat on each on those two new record lots. The subject property is Lot 1 in Square 3551, with an address of 2600 4th Street, NE (the "Subject Property").

You have provided a plan showing the dimensions and locations of the two new proposed record lots, and the proposed footprints of the houses to be located on those new record lots.

The Lot Subdivision and Flat Construction

The Subject Property, Record Lot 1, currently has a land area of 4,266 square feet; with dimensions of 106.64' x 40'. There are Building Restriction Lines (BRLs), fifteen (15) feet deep, on both Douglas Street and on 4th Street. You are proposing a subdivision into two record lots pursuant to the proposed site plan attached hereto as Exhibit A. The following tables address the various zoning elements and compliance thereto, for both the subdivision and the new construction and use, for each of the proposed lots.

Lot A – To Include a Semi-detached Flat

	Required	Provided	Notes
Min Lot Area	1,800 sf	2,465 sf	The proposed building on Lot A will be semi-detached, but will be a Flat, therefore the 1,800

			sf applies, pursuant to E-201.1.
Min Lot Width	18 ft	19 ft	E-201.1
Parking-Subdivision	Provide alley access	Provided	15 feet 9 inches width along rear alley.
Lot Frontage	14 ft	15.75 ft	C-303.3 Lot Frontage is on 4 th Street, NE
Lot Occupancy	60%	34%	E-304
Front Setback	Within Range/Flush with Abutting	Compliant with Range/Flush with one abutting structure	The proposed building will be 15 feet back from the front property line, along the BRL line.
Rear Yard	20 feet	23 feet 6 inches	E-205 and B-318.1
Parking-Construction	1 space	1 space – provided by agreement on Lot B	

Lot B – To Include a Semi-detached Flat

	Required	Provided	Notes
Min Lot Area	1,800 sf	1,800 sf	The proposed building on Lot A will be semi-detached, but will be a Flat, therefore the 1,800 sf applies, pursuant to E-201.1.
Min Lot Width	18 ft	19 ft	E-201.1
Parking-Subdivision	Provide alley access	Provided	24 feet 3 inches width along rear alley.
Lot Frontage	14 ft	24.25 ft	C-303.3 Lot Frontage is on 4 th Street, NE
Lot Occupancy	60%	40%	E-304
Front Setback	Within Range/Flush with Abutting	Compliant with Range/Flush with one abutting structure	The proposed building will be 15 feet back from the front property line, along the BRL line.
Rear Yard	20 feet	33 feet 6 inches	E-205 and B-318.1
Parking-Construction	1 space	1 space – provided on Lot B	

Parking

Each of the proposed record lots will continue to be adjacent to the rear alley, although there are no restrictions on subdividing a *vacant* lot in such a way that it no longer has alley access. In any event, both lots will be adjacent to the alley, and the parking requirement will be satisfied by providing one space on Lot B to serve

the flat on Lot B, and one space on Lot B to serve the flat on Lot A, pursuant to Section C-701.8 (b) – (f).

Please feel free to contact me if you have any questions.

Sincerely, Matthew Le Grant
Matthew Le Grant
Zoning Administrator

Attachment: Site Plan dated 5-18-21

Zoning Technician: David Vollin

DISCLAIMER: This letter is issued in reliance upon, and therefore limited to, the questions asked, and the documents submitted in support of the request for a determination. The determinations reached in this letter are made based on the information supplied, and the laws, regulations, and policy in effect as of the date of this letter. Changes in the applicable laws, regulations, or policy, or new information or evidence, may result in a different determination. This letter is **NOT** a "final writing", as used in Section Y-302.5 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations), nor a final decision of the Zoning Administrator that may be appealed under Section Y-302.1 of the Zoning Regulations, but instead is an advisory statement of how the Zoning Administrator would rule on an application if reviewed as of the date of this letter based on the information submitted for the Zoning Administrator's review. Therefore this letter does **NOT** vest an application for zoning or other DCRA approval process (including any vesting provisions established under the Zoning Regulations unless specified otherwise therein), which may only occur as part of the review of an application submitted to DCRA.